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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

THE CONSTRUCTION OF HIGH RISE BUILDING FOR RESIDENTIAL DEVELOPMENT (71.80M HEIGHT) CONSISTING OF EXTENDED TRIPLE BASEMENT FLOOR + STILT FLOOR (PART) / GROUND FLOOR (PART) + FIRST FLOOR : 10 DWELLING UNITS + 2ND TO 18TH FLOOR : 11 DWELLING UNITS FOR EACH FLOOR + 19TH FLOOR : 9 DWELLING UNITS WITH REFUGE AREA + 20TH & 21ST FLOOR : 11 DWELLING UNITS FOR EACH FLOOR + 22ND FLOOR (PART) : 3 DWELLING UNITS & INDOOR PLAY AREA ,KIDS PLAY AREA,GYM,ASSOCIATION ROOM & SWIMMING POOL AT OPEN TERRACE TOTALLY 231 DWELLING UNITS AVAILING WITH PREMIUM FSI WITH TOD BENEFIT AT OLD DOOR NO 38 & 7/1, NEW NO 21 ARCOT ROAD, VADAPALANI, CHENNAI - 600026, BEARING TS.NO 14/3, 14/9, 15/2, 15/16, 24/2, 24/5, BLOCK NO 47, SALIGRAMAM VILLAGE, MAMBALAM TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

TNRERA CARPET AREA STATEMENT — **Date:-17.02.2026**

S.No	Apartment No as per CMDA	Floor	Apartment No	Type	Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m) (a)	Exclusive Balcony (Sq.m) (b)	Exclusive Verandah/ Utility/ Service/ Open Terrace and Other Areas (Sq.m) (c)	Area of External Walls (Sq.m) (d)	Floor Area of the Apartment (Sq.m) e = (a+b+c+d)	Proportionate Common Area (Sq.m) (f)	Gross Area of the Apartment (Sq.m) g =(e + f)	UDS Land Area (Sq.m) (h)	Car Parking (Nos.) (i)	
													Covered	Open
1	3	1	1 F1	4 BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
2	2		1 E1	4 BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
3	1		1 B3	3 BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
4	4		1 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
5	5		1 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
6	6		1 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
7	8		1 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
8	7		1 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
9	10		1 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
10	9		1 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
11	13	2	2 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
12	12		2 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
13	11		2 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
14	14		2 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
15	15		2 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
16	16		2 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
17	17		2 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
18	18		2 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
19	19		2 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
20	21		2 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
21	20		2 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
22	13	3	3 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
23	12		3 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
24	11		3 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
25	14		3 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
26	15		3 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
27	16		3 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
28	17		3 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
29	18		3 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
30	19		3 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
31	21		3 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
32	20		3 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
33	13	4	4 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
34	12		4 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
35	11		4 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
36	14		4 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
37	15		4 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
38	16		4 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
39	17		4 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
40	18		4 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
41	19		4 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
42	21		4 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
43	20		4 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
44	13	5	5 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
45	12		5 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
46	11		5 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
47	14		5 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
48	15		5 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
49	16		5 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
50	17		5 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
51	18		5 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
52	19		5 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
53	21		5 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
54	20		5 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
55	24	6	6 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
56	23		6 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
57	22		6 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
58	25		6 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
59	26		6 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
60	27		6 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
61	28		6 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
62	29		6 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
63	30		6 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
64	32		6 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
65	31		6 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
66	35	7	7 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
67	34		7 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
68	33		7 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
69	36		7 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
70	37		7 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
71	38		7 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
72	39		7 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
73	40		7 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
74	41		7 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
75	43		7 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
76	42		7 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
77	35	8	9 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
78	34		9 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
79	33		9 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
80	36		9 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
81	37		9 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
82	38		9 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	

For SAPTHRISHI BUILDCON PVT LTD.

Director / Authorised Signatory

MANIKANDAN.N. B.Arch.,
CA / 2004 / 34932
The Madras Design Works
No: 6/15, Ram Nivas,
Kotlur Garden 1st Main Road,
Chennai - 600 085.
Phone: 044 - 24474632.

THE CONSTRUCTION OF HIGH RISE BUILDING FOR RESIDENTIAL DEVELOPMENT (71.80M HEIGHT) CONSISTING OF EXTENDED TRIPLE BASEMENT FLOOR + STILT FLOOR (PART) / GROUND FLOOR (PART) + FIRST FLOOR : 10 DWELLING UNITS + 2ND TO 18TH FLOOR : 11 DWELLING UNITS FOR EACH FLOOR + 19TH FLOOR : 9 DWELLING UNITS WITH REFUGE AREA + 20TH & 21ST FLOOR : 11 DWELLING UNITS FOR EACH FLOOR + 22ND FLOOR (PART) : 3 DWELLING UNITS & INDOOR PLAY AREA ,KIDS PLAY AREA,GYM,ASSOCIATION ROOM & SWIMMING POOL AT OPEN TERRACE TOTALLY 231 DWELLING UNITS AVAILING WITH PREMIUM FSI WITH TOD BENEFIT AT OLD DOOR NO 38 & 7/1, NEW NO 21 ARCOT ROAD, VADAPALANI, CHENNAI - 600026, BEARING TS.NO 14/3, 14/9, 15/2, 15/16, 24/2, 24/5, BLOCK NO 47, SALIGRAMAM VILLAGE, MAMBALAM TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

TNRERA CARPET AREA STATEMENT — **Date:-17.02.2026**

S.No	Apartment No as per CMDA	Floor	Apartment No	Type	Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m) (a)	Exclusive Balcony (Sq.m) (b)	Exclusive Verandah/ Utility/ Service/ Open Terrace and Other Areas (Sq.m) (c)	Area of External Walls (Sq.m) (d)	Floor Area of the Apartment (Sq.m) e = (a+b+c+d)	Proportionate Common Area (Sq.m) (f)	Gross Area of the Apartment (Sq.m) g =(e + f)	UDS Land Area (Sq.m) (h)	Car Parking (Nos.) (i)	
													Covered	Open
83	39		9 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
84	40		9 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
85	41		9 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
86	43		9 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
87	42		9 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
88	35	9	10 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
89	34		10 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
90	33		10 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
91	36		10 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
92	37		10 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
93	38		10 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
94	39		10 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
95	40		10 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
96	41		10 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
97	43		10 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
98	42		10 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
99	35	10	11 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
100	34		11 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
101	33		11 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
102	36		11 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
103	37		11 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
104	38		11 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
105	39		11 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
106	40		11 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
107	41		11 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
108	43		11 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
109	42		11 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
110	35	11	12 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
111	34		12 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
112	33		12 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
113	36		12 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
114	37		12 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
115	38		12 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
116	39		12 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
117	40		12 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
118	41		12 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
119	43		12 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
120	42		12 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
121	35	12	14 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
122	34		14 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
123	33		14 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
124	36		14 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
125	37		14 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
126	38		14 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
127	39		14 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
128	40		14 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
129	41		14 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
130	43		14 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
131	42		14 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
132	35	13	15 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
133	34		15 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
134	33		15 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
135	36		15 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
136	37		15 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
137	38		15 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
138	39		15 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
139	40		15 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
140	41		15 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
141	43		15 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
142	42		15 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
143	35	14	16 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
144	34		16 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
145	33		16 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
146	36		16 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
147	37		16 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
148	38		16 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
149	39		16 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
150	40		16 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
151	41		16 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
152	43		16 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
153	42		16 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
154	35	15	17 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
155	34		17 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
156	33		17 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
157	36		17 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
158	37		17 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
159	38		17 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
160	39		17 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
161	40		17 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
162	41		17 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
163	43		17 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
164	42		17 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	

For SAPTHRISHI BUILDCON PVT LTD.

Director / Authorised Signatory

MANIKANDAN.N. B.Arch.,
CA / 2004 / 34932
The Madras Design Works
No: 6/15, Ram Nivas,
Kottur Garden 1st Main Road,
Chennai - 600 085.
Phone: 044 - 24474632

THE CONSTRUCTION OF HIGH RISE BUILDING FOR RESIDENTIAL DEVELOPMENT (71.80M HEIGHT) CONSISTING OF EXTENDED TRIPLE BASEMENT FLOOR + STILT FLOOR (PART) / GROUND FLOOR (PART) + FIRST FLOOR : 10 DWELLING UNITS + 2ND TO 18TH FLOOR : 11 DWELLING UNITS FOR EACH FLOOR + 19TH FLOOR : 9 DWELLING UNITS WITH REFUGE AREA + 20TH & 21ST FLOOR : 11 DWELLING UNITS FOR EACH FLOOR + 22ND FLOOR (PART) : 3 DWELLING UNITS & INDOOR PLAY AREA ,KIDS PLAY AREA,GYM,ASSOCIATION ROOM & SWIMMING POOL AT OPEN TERRACE TOTALLY 231 DWELLING UNITS AVAILING WITH PREMIUM FSI WITH TOD BENEFIT AT OLD DOOR NO 38 & 7/1, NEW NO 21 ARCOT ROAD, VADAPALANI, CHENNAI - 600026, BEARING TS.NO 14/3, 14/9, 15/2, 15/16, 24/2, 24/5, BLOCK NO 47, SALIGRAMAM VILLAGE, MAMBALAM TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

TNRERA CARPET AREA STATEMENT — **Date:-17.02.2026**

S.No	Apartment No as per CMDA	Floor	Apartment No	Type	Carpet Area (as per Sec 2(k) of the RERA Act) (Sq.m) (a)	Exclusive Balcony (Sq.m) (b)	Exclusive Verandah/ Utility/ Service/ Open Terrace and Other Areas (Sq.m) (c)	Area of External Walls (Sq.m) (d)	Floor Area of the Apartment (Sq.m) e = (a+b+c+d)	Proportionate Common Area (Sq.m) (f)	Gross Area of the Apartment (Sq.m) g =(e + f)	UDS Land Area (Sq.m) (h)	Car Parking (Nos.) (i)	
													Covered	Open
165	35	16	18 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
166	34		18 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
167	33		18 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
168	36		18 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
169	37		18 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
170	38		18 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
171	39		18 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
172	40		18 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
173	41		18 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
174	43		18 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
175	42		18 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
176	35	17	19 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
177	34		19 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
178	33		19 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
179	36		19 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
180	37		19 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
181	38		19 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
182	39		19 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
183	40		19 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
184	41		19 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
185	43		19 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
186	42		19 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
187	35	18	20 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
188	34		20 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
189	33		20 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
190	36		20 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
191	37		20 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
192	38		20 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
193	39		20 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
194	40		20 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
195	41		20 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
196	43		20 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
197	42		20 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
198	45	19	21 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
199	44		21 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
200	46		21 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
201	48		21 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
202	47		21 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
203	49		21 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
204	50		21 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
205	51		21 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
206	52		21 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
207	35	20	22 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
208	34		22 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
209	33		22 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
210	36		22 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
211	37		22 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
212	38		22 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
213	39		22 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
214	40		22 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
215	41		22 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
216	43		22 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
217	42		22 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
218	35	21	23 F1	4BHK	181.81	14.42	2.64	18.25	217.11	86.75	303.86	47.04	3	
219	34		23 E1	4BHK	156.96	6.64	9.04	18.51	191.15	76.37	267.52	41.41	3	
220	33		23 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
221	36		23 D1	4BHK	146.97	4.97	2.94	16.02	170.89	68.28	239.18	37.02	3	
222	37		23 B2	3BHK	113.81	5.53	1.75	13.89	134.98	53.93	188.91	29.24	2	
223	38		23 C2	3.5BHK	130.46	4.41	6.06	15.43	156.36	62.47	218.83	33.88	2	
224	39		23 B1	3BHK	104.39	5.53	6.63	14.21	130.76	52.24	183.00	28.33	2	
225	40		23 C1	3BHK	118.28	9.33	2.17	15.19	144.97	57.92	202.89	31.41	2	
226	41		23 A3	3BHK	98.72	3.26	2.22	13.01	117.20	46.83	164.03	25.39	1	
227	43		23 A1	3BHK	84.83	3.20	1.04	10.91	99.99	39.95	139.94	21.66	1	
228	42		23 A2	3BHK	92.61	4.08	3.70	13.72	114.11	45.59	159.70	24.72	1	
229	55	22	24 F1	4BHK	181.81	14.42	209.36	28.63	434.22	173.49	607.72	94.07	12	
230	54		24 E1	4BHK	158.63	6.64	190.04	26.32	381.62	152.48	534.10	82.68	11	
231	53		24 B3	3BHK	99.84	6.46	2.33	14.37	123.00	49.15	172.15	26.65	2	
					28051.47	**1437.91**	**1243.95**	**3461.93**	**34195.27**	**13662.83**	**47858.10**	**7408.36**	**483**	

Note:-	Total Land Extent as per Document	8733.65	Visitor Car Parking	32
	Less Sub Station Area	420.716	Total Cars	483 32
	Less Street Alignment Area	29.246	Grand Total	515
	Less OSR Area	875.33		
	NET UDS EXTENT	**7408.36**		

Note:-	
Carpet Area statement with total UDS for the least extent -Considered	Considered
If any land reserved for future development ,an abstract to be shown in the area statement mentioning the UDS for theapproved blocks and UDS for the future development	Not Applicable
Car parking to be allotted/provided as per the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019	Considered
If one car parking is reequired for two apartments, promoter to clearly mention in the carpet area statement as to how car parking will be allotted	Not Applicable
Promoter to clearly mention cover, open and visitor car parking	Provided
Car parking allotted to individualapartment to be shown in the carpet area statement.	Shown

For SAPTHRISHI BUILDCON PVT LTD.

Director / Authorised Signatory

MANIKANDAN.N. B.Arch.,
CA / 2004 / 34932
The Madras Design Works
No: 6/15, Ram Nivas,
Kottur Garden 1st Main Road,
Chennai - 600 085.
Phone: 044 - 24474632.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.